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BURGESS & CO.
01424 222255

87 Little Common Road, Bexhill-On-Sea, TN39 4JA

Offers In Excess Of
£395,000 Freehold



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Burgess & Co are delighted to bring to the market this spacious three bedroom semi-detached period house set back from the road. Situated within walking distance to Bexhill Downs and a mile away from Bexhill Town Centre with its shopping facilities, restaurants, mainline railway station and seafront. Little Common Village is also approximately a mile away with further independent shops and bus services. The accommodation comprises an entrance hall, a living room, a dining room, a modern kitchen/breakfast room, a south facing sun room and a shower room to the ground floor. To the first floor there are three double bedrooms and a family bathroom. The property benefits from double glazing, gas central heating, a large south facing rear garden and a detached double garage with parking, which is accessed from Glenthorn Road. Viewing is highly recommended to fully appreciate all that this property has to offer.

Porch

With radiator, double glazed window to the front & side. Original door & single glazed window to

Entrance Hall

With radiator, understairs storage cupboard housing Ideal Logic combi boiler, stairs to First Floor.

Dining Room

144 x 134
With radiator, feature electric fire, double glazed bay window to the front.

Living Room

145 x 134
With radiator, feature fireplace, single glazed doors to

Sun Room

121 x 8'6
With radiator, double glazed windows & door to the rear.

Kitchen/Breakfast Room

138 x 12'5
Comprising matching range of wall & base units, worksurface, inset 1 & ½ bowl sink unit, tiled splashbacks, inset gas hob with extractor hood over, fitted oven, integrated dishwasher, space for American style fridge/freezer, central island with space for bar stools, radiator, double glazed window to the side & rear, single glazed door to Sun Room.

Utility Room

9'6 x 5'3
Comprising worksurface, inset sink unit, tiled splashback, fitted shelving, space for appliances, double glazed window & door to the side.

Shower Room

Comprising shower cubicle, low level w.c, wash hand basin, towel radiator, fitted cupboard, double glazed frosted window to the side.

First Floor Landing

With storage cupboards, loft hatch, double glazed window to the side.

Bedroom One

144 x 134
With radiator, double glazed bay window to the front.

Bedroom Two

138 x 10'2
With radiator, double glazed window to the rear.

Bedroom Three

10'8 x 9'6
With radiator, double glazed window to the rear.

Family Bathroom

Comprising bath with shower over, low level w.c, pedestal wash hand basin, partly tiled walls, double glazed frosted window to the front.

Outside

To the front there is a gravelled garden with pathway, mature plants & shrubs and side access. To the rear there is an area of decking, an area of lawn with stepping stone pathway, mature shrubs & trees, a shed and the garden is enclosed by fencing.

Double Garage

20'5 x 19'0
Located to the rear with light & power connected. There is also parking for two vehicles in front of the garage. This could be converted to a home/office/annexe subject to the usual consents.

NB

Council tax band: D

